

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

87-DR-2004#6
Hayden Peak Crossing Pad C

LOCATION

20469 N Hayden Rd.

REQUEST

Request approval of a site plan and elevations for a 6,052 square foot restaurant building on Pad C of the Hayden Peak Crossing shopping center.

OWNER

David O'Donoghue
David O'Donoghue LLC
480-515-3200

ENGINEER

Jeff Erickson
Erickson & Meeks
Engineering LLC
602-569-6593

ARCHITECT/
DESIGNER

Peter Hosmer
Butler Design Group Inc.
602-957-1800

APPLICANT/
COORDINATOR

Peter Hosmer
Butler Design Group Inc.
602-957-1800

BACKGROUND

Zoning.

This site is part of a larger commercial shopping center zoned C-3 PCD ESL (Highway Commercial District, Planned Community Development, Environmentally Sensitive Lands). This commercial center is in various phases of development.

Adjacent Uses:

- North: Multi-family residential, zoned R-4 PCD ESL (Townhouse residential, Planned Community Development, Environmentally Sensitive Lands)
- East/South: Single-family residential, zoned R1-5 PCD ESL (Single-family residential - 4,700 square feet, Planned Community Development, Environmentally Sensitive Lands)
- West: Unimproved park and open space, zoned OS PCD (Open Space, Planned Community Development)

Context.

The site is located at the southeast corner of North Hayden Road and East Thompson Peak Parkway, within the Grayhawk Master Planned Community. More specifically, the site is a pad site within the Hayden Peak Crossing commercial center. Pad C is located along North Hayden Road, south of East Thompson Peak Road.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval of a site plan, landscape plan, and elevations for the development of a restaurant on this pad site. The project design incorporates

architectural elements and standards from the larger commercial center. The facades of the building include stucco, stone, and metal store front/windows. The Dunn Edwards paint colors include brown/tan “Wild Dunes” DE3180; accents of tan “Egyptian Sand” DE6207 and tan/sage-green “Shaggy Barked” DEC771 (formerly SP2630); and dark brown “Phantom” 530-7 on the wrought iron fence and storefront.

The site design provides a full pedestrian access on three sides of the building, connecting the site to other parts of the shopping center. The front door of the building faces north to the parking lot. The back sides of the building face the main entrance and main drive of the shopping center where a 360-degree architecture with varied building planes, material textures and colors, combined with landscape planting of trees and shrubs minimize the back-of-house effect normally found at the rear of commercial buildings.

The landscape palette is consistent in the use of plants and planting design. The plant species include palo verde, Mexican bird of paradise, saguaro, sage, fairy duster, ruellia, yucca, creosote bush, paper flower, Spanish bayonet, desert spoon, and agave.

Development Information:

- Parcel Size: 1.0 net acres
- Building Size: 6,052 square feet (reduced from an initially proposed 6,485 square feet)
- Building Height Allowed: 36-feet
- Building Height Proposed: 28-feet, 8-inch high building set 3-feet, 1-inch above natural grade resulting in a total height of 31-feet, 4-inches
- Parking Required: 26 parking spaces required
- Parking Provided: 26 parking spaces provided
- Open Space Required: 143,474 square feet required overall
- Open Space Provided: 143,937 square feet provided overall
- FAR Allowed: 0.8 allowed
- FAR Provided: 0.17 provided

DISCUSSION

This site is one of the final pads to be proposed for development within the Hayden Peak Crossing commercial center. The previous approvals for the major anchor tenants, in-line shops, and pad sites maintained a consistent architectural theme relative to forms, materials, and colors. This Pad C development proposal was initially submitted with significant deviations from the previous approvals. After negotiation and discussion with staff, the developer has revised their plans to an acceptable design that maintains significant consistency with the previous approvals.

However, some minor deviations remain. With stipulations staff does not object to these. They include:

1. Small sized goose neck lamps above signage at the upper levels of the building. The applicant has agreed to a stipulation that these lamps

Scottsdale Development Review Board Report
Case No. 87-DR-2004#6

shall be deleted.

2. A single shutter attached on one side of the north elevation upper level window which compares to the Shops B which has windows with shutters on both sides.
3. Stylized restaurant front doors as distinguished from the standard store front doors on the other buildings.
4. The drawings show faux windows painted dark brown on the west elevation adjacent to the patio. The upper level window on the north side of the building also appears to be a faux window. The applicant has verbally indicated that these windows are to be real. Initially these were proposed as internally backlit but that notation is not on the revised plans. The applicant has agreed to a stipulation to require windows with internal back lighting.

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie, AICP
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Kira Wauwie, AICP
Report Author

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Previously approved shopping center elevations.
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

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APPROVED BY


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Report Author


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Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: SEC Hayden and Thompson Peak

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 PCD ESL Proposed Zoning: —

Number of Buildings: 1 Parcel Size: 826,526 (18.9Ac)

Gross Floor Area/Total Units: 6,485 Floor Area Ratio/Density: _____

Parking Required: 615 (based on center) Parking Provided: 704 (based on center)

Setbacks: N - 30' S - 50' E - 50' W - 30'

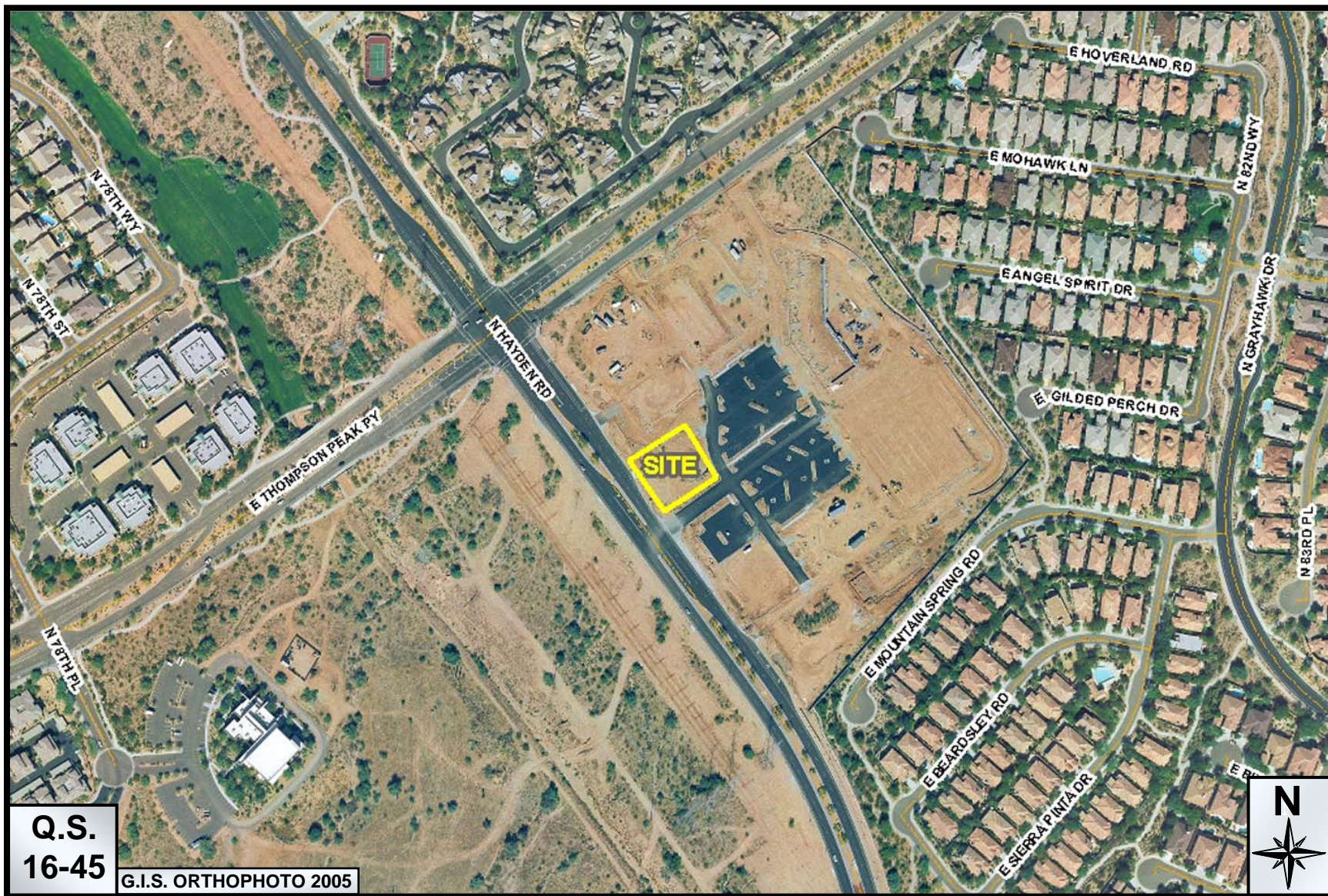
Description of Request:

This proposal is to add a 6,485 s.f. restaurant user on Pad C on one of three remaining Pad sites. This application is for the review by the Design Review Board. The project identified as Hayden Peak crossing is currently under construction for the first shops multi-tenant buildings A through D and the anchor grocer. Pad C has been designed to the quality and design standards from the original design for the center incorporating the architectural style and materials previously approved by the Design Review Board. Open Space and NAOS requirements remain intact as they were considered originally in the initial master plan.

87-DR-2004#6
5/12/2006

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
16-45

G.I.S. ORTHOPHOTO 2005

Hayden Peak Crossing Pad C

87-DR-2004 #6

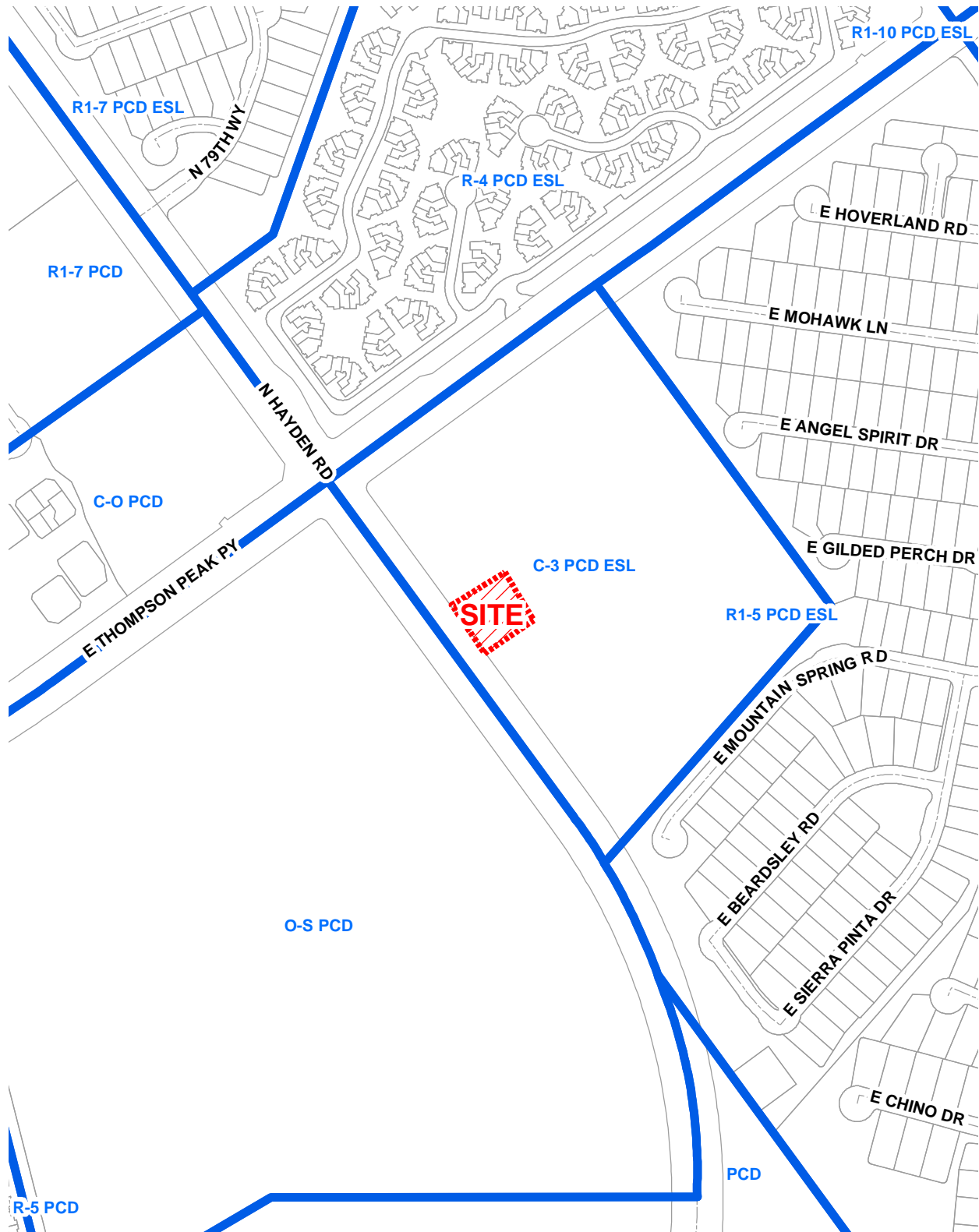
ATTACHMENT #2



Hayden Peak Crossing Pad C

87-DR-2004 #6

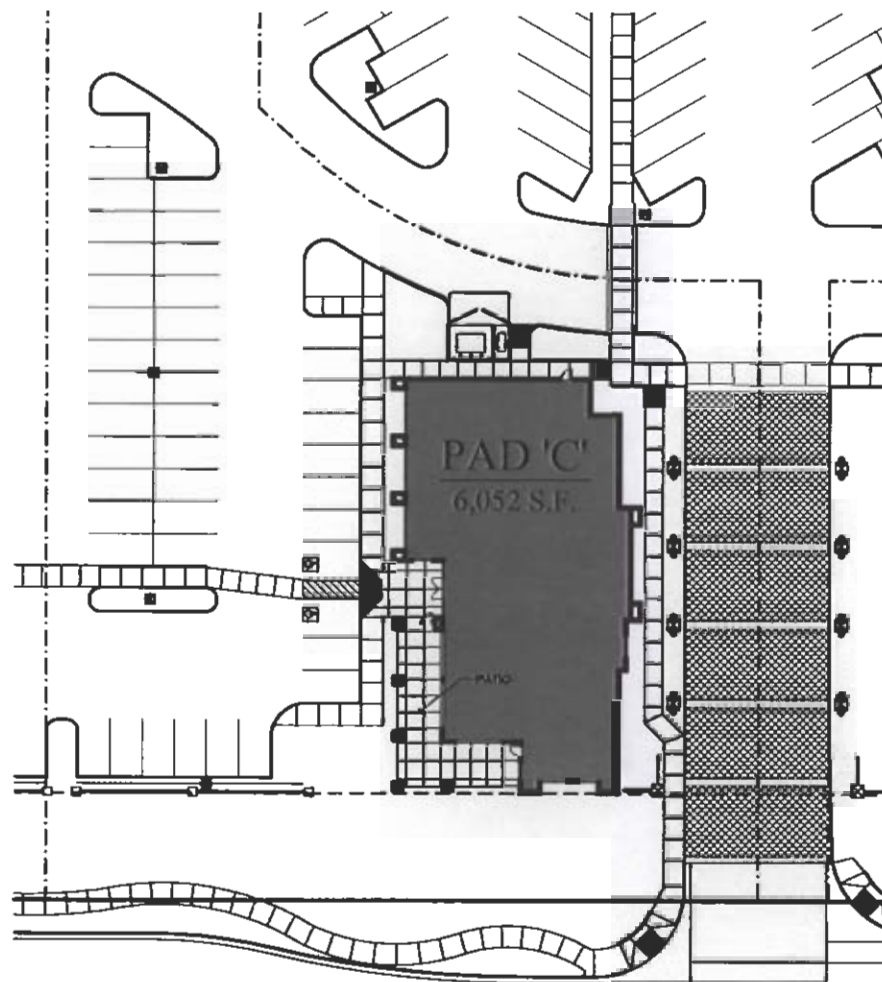
ATTACHMENT #2A



87-DR-2004 #6

ATTACHMENT #3

I

ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT DATA

GREYSITE AREA	1 824,480 S.F. (21.94 AC.)
NET SITE AREA	1 824,974 S.F. (20.97 AC.)
MAJOR PARCEL AREA	1 571,950 S.F. (13.01 AC.)
BUILDING AREA	
MAJOR 1	1 74,954 S.F.
SHOPS A	1 18,830 S.F.
SHOPS B	1 9,126 S.F.
SHOPS C	1 1,000 S.F.
SHOPS D	1 9,880 S.F.
PAD A	1 470 S.F.
PAD B	1 9,234 S.F.
PAD C	1 6,052 S.F.
PAD D	1 9,560 S.F.
PAD E	1 9,561 S.F.
TOTAL BUILDING AREA	1 57,650 S.F.
ZONING	1 D-3 PCD EDL
% COVERAGE	1 18.2%
PARKING REQUIRED	1 685 SPACES
PARKING	
SHOPS & PADS	1 48 SPACES
MAJOR 1 PARCEL	1 571 SPACES
TOTAL PARKING	1 130 SPACES
PARKING RATIO	1 4.8 / 1,000
ACCESSIBLE PARKING	
REQUIRED	1 75 SPACES
PROVIDED	1 75 SPACES
ACCESSIBLE STALL SIZE	1 8'0" AND 5'0" WIDE
BIKE PARKING	
REQUIRED	1 10% OF 130 = 13 SPACES
PROVIDED	1 10% OF 130 = 13 SPACES
(BIKE SPACES DISTRIBUTED EQUALLY BETWEEN MAJOR AND SHOPS)	
FAIR	
(NET LOT AREA X .5)	
MAX ALLOWED	1 86,225 S.F. (1.95 AC.)
VOLUME RATIO	
(NET LOT AREA X .5)	
MAX ALLOWED	1 1,834,496 CU. FT.
REQUIRED OPEN SPACE	
MAX BLDG HT.	1 54'
FIRST 5' OF HT.	1 10% OF NET LOT
	1 30' X 826,974
	1 24,809 S.F.
NEXT 25' OF HT.	1 25' X 826,974 X 826,974
	1 19,333 S.F.
OPEN SPACE REQ.	1 24,809 S.F. + 19,333
	1 44,142 S.F.
OPEN SPACE PROVIDED	1 44,142 S.F.
FRONT OPEN SPACE	1 (1/2 REQ'D OPEN SPACE)
	1 22,071 S.F. X .5
	1 11,035 S.F.
PKG LOT LANDSCAPING REQ.	1 PARKING LOT AREA X .25
	1 11,035 S.F. X .25
	1 2,758 S.F.
PKG LOT LANDSCAPING PROV.	1 35,88 S.F.

DATE: 11-24

REVISION: 1/24
DRAWN: 1/24

DEVELOPED BY:

O'DONOGHUE'S

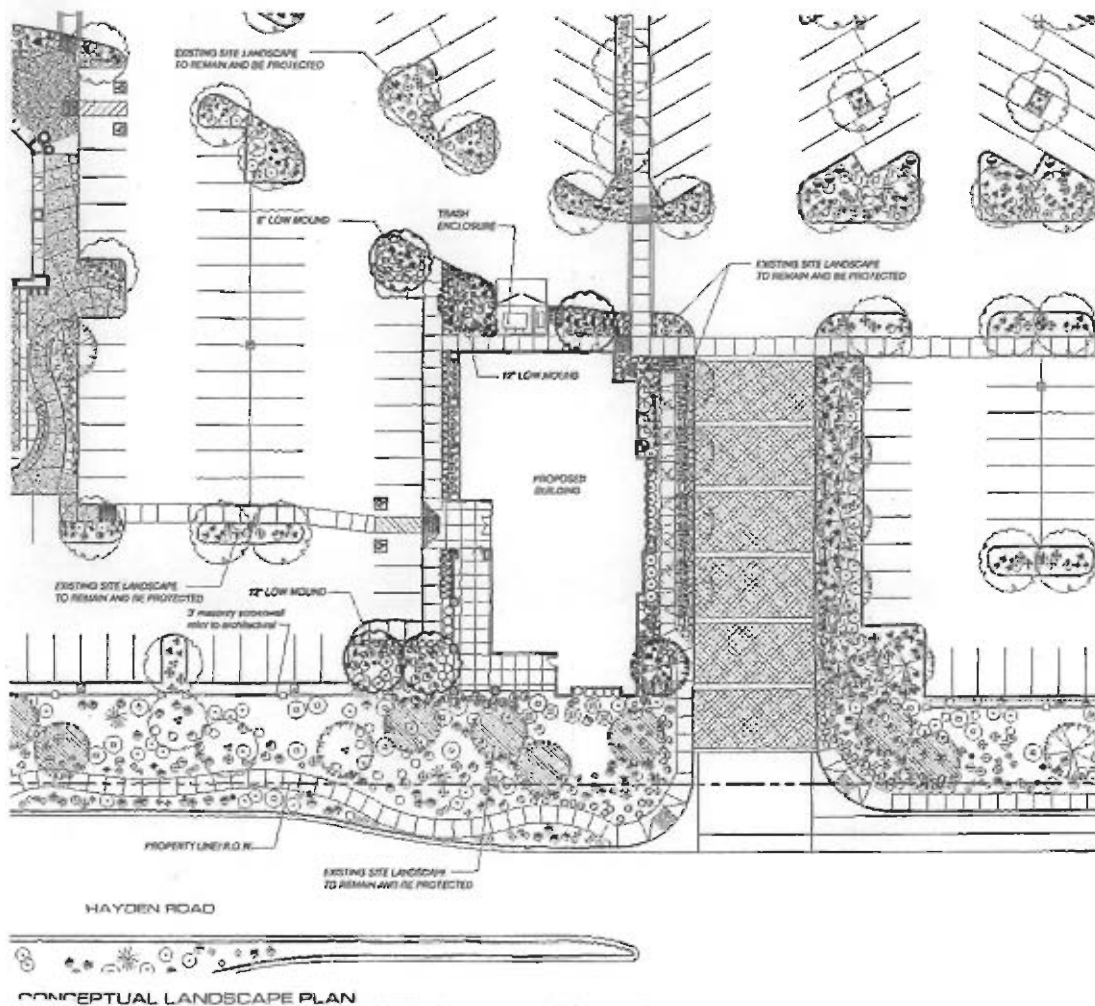
HAYDEN PEAK CROSSING

20469 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA87-DR-2004#6
REV: 6/26/2006Butler Design Group
Architects & Planners

6000 West Valley Blvd. Suite 200

Phoenix, Arizona 85033

phone 602-957-8000
fax 602-957-7700



CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 20'-0"



LANDSCAPE LEGEND ALL TREES TO REMAIN OR EXISTING ARE SPECIFICATIONS (LISTED - UNLESS OTHERWISE NOTED) 20% to be 2" min caliper size

TREES	Caliper Size
<i>Conium hybrid</i> "Desert Mariner"	2.5" standard 30" B&B U.S.A.
<i>Conocarpus mexicanus</i> Mexican Bird of Paradise (from Deserts Vistas)	2" box 36" B&B U.S.A.
<i>Conocarpus giganteus</i> Saguaro	AN ARBOR OR 30" B&B U.S.A. see plans for sizes
<i>Deciduous Northern</i> Blue Palo Verde	2" multi 54" B&B U.S.A.

SHRUBS/ ACCENTS	Size
<i>Conocarpus mexicanus</i> Mexican Bird of Paradise	10 gallon
<i>Callitriche virginiana</i> Pink Fairy Duster	5 gallon
<i>Salvia greggii</i> Autumn Sage	5 gallon
<i>Ceanothus texensis</i> Silky Camellia	5 gallon
<i>Salvia chamaecristoides</i> Mexican Blue Sage	5 gallon
<i>Leucophyllum zanthoides</i> "Desert Sage"	5 gallon
<i>Eremia biolorata</i> Desert Heath	5 gallon
<i>Fallopia eriocephala</i> Paperflower	5 gallon
<i>Ruellia brittaniana</i> Mexican Petunia	5 gallon
<i>Leucophyllum frutescens</i> Green Cloud Sage	5 gallon
<i>Leucophyllum candidum</i> "Thunder Cloud" Sage	5 gallon
<i>Prosopis juliflora</i> Red Yucca	5 gallon
<i>Yucca alopecuroides</i> Spanish Bayonet	10 gallon
<i>Agave americana</i> Fountain Agave (for use at building only)	5 gallon
<i>Agave americana</i> Agave Americana	5 gallon
<i>Daylily longipetala</i> Tussock Desert Sparrow	5 gallon U.S.A. 10 gallon
<i>Androsace repens</i> Buttercup	5 gallon

GROUNDCOVERS	Size
<i>Baileya multistylis</i> Desert Marigold	1 gallon
<i>Lantana montevidensis</i> Purple Tailing Lantana	1 gallon
Decomposed Granite	2" minus EXPRESS MIXTURE, 2" max Submittal samples to Landscape Architect

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.
50% of all trees will be 2" or larger.
An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval).
Place in all non-irrigated rock and non-irrigated landscape areas. (prior to much existing).
All artwork will be done to that of water-irrigated areas. Structures and will use separate natural drainage easements.
Structures and landscaping within a 10' margin measured back 10' from property line and 10' along property line on each side of the driveway distance will be maintained at a maximum height of 10'.
All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to starting. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designed as "existing to remain" shall be protected during all phases of construction. Any plant that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a new type, size, height and color. If no additional cost to owner. Plants that die shall be replaced with the type, height and color. All shrubs and groundcover shall be replaced with 5 gallon plants.
3. Landscape trees disturbed by new construction shall be replaced with and in turf areas and new decomposed granite matching existing. Should all disturbed areas with undisturbed soil then it smooth transition between as exists. Replace all disturbed, broken or damaged sections with matching type.
4. All existing plant material and adjacent plant material that have uninterrupted watering during all phases of construction. The existing system is to be maintained as is. All existing plants, temporary above ground irrigation, existing system, etc.
5. The existing irrigation system shall be protected, maintained and replaced during all phases of construction. The existing system is to be maintained as is. All existing plants, temporary above ground irrigation, existing system, etc.
6. Provide new schedule all plants at all new drives. Give above schedule for site. Any existing irrigation system is to be maintained as is. All existing plants, temporary above ground irrigation, existing system, etc.
7. All existing trees to remain, shall be selectively pruned per Landscape Architect direction.
8. All existing shrubs within the sight distance line and sight triangle shall be selectively pruned to a maximum height of 10'.
9. All trees shall be dead to stem height of 10'.

VICINITY MAP



ATTACHMENT #5

DEVELOPED BY
ederson
SCOTTSDALE, AZ

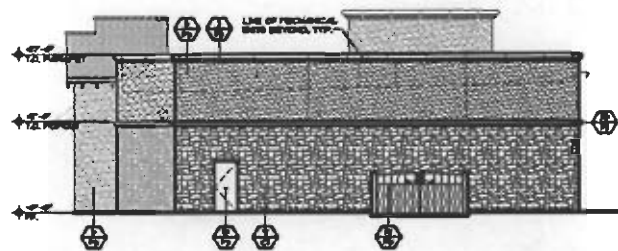
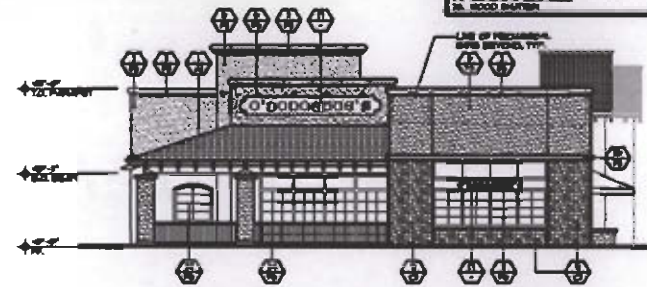
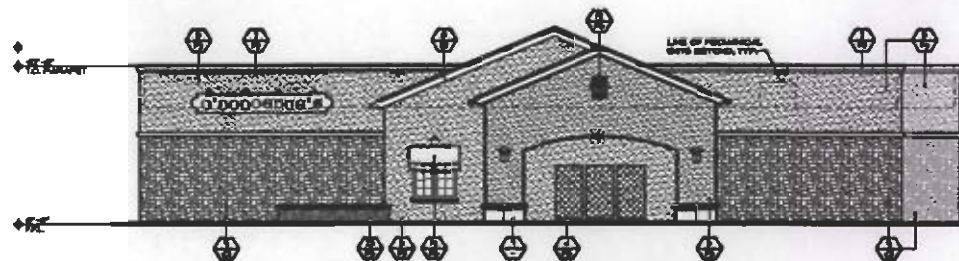
HAYDEN PEAK CROSSING

20343 N. HAYDEN ROAD
SCOTTSDALE, AZ

87-DR-2004#6
REV: 6/26/2006

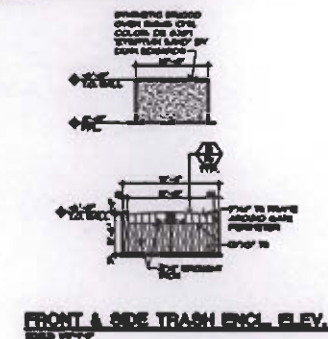


Butler Design Group
Architects & Planners
5565 East Van Buren St.
Suite 275
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

PAD 'C' NORTH ELEVATION
SHEET 00-00PAD 'C' EAST ELEVATION
SHEET 00-00PAD 'C' WEST ELEVATION
SHEET 00-00PAD 'C' SOUTH ELEVATION
SHEET 00-00

MATERIAL / COLOR SCHEDULE

MATERIALS	COLORS
1. CLAY ROOF TILE OF HERRING BAY	2A. EXPOSED CO-COCHON
2. POLYURETHANE OVERWOOD FINISH	2B. POLYURETHANE TO COMPLY WITH 2004 IBC
3. POLYURETHANE OVERWOOD FINISH	2C. POLYURETHANE TO COMPLY WITH 2004 IBC
4. METAL, GALVALUM - PAINTED	2D. POLYURETHANE TO COMPLY WITH 2004 IBC
5. EXTERIOR BRICKWORK OVER FURGLAND	2E. POLYURETHANE TO COMPLY WITH 2004 IBC
6. CONCRETE BLOCK OVER FURGLAND	2F. POLYURETHANE TO COMPLY WITH 2004 IBC
7. POLYURETHANE OVER FURGLAND	2G. POLYURETHANE TO COMPLY WITH 2004 IBC
8. POLYURETHANE OVER FURGLAND	2H. POLYURETHANE TO COMPLY WITH 2004 IBC
9. POLYURETHANE OVER FURGLAND	2I. POLYURETHANE TO COMPLY WITH 2004 IBC
10. POLYURETHANE OVER FURGLAND	2J. POLYURETHANE TO COMPLY WITH 2004 IBC
11. POLYURETHANE OVER FURGLAND	2K. POLYURETHANE TO COMPLY WITH 2004 IBC
12. POLYURETHANE OVER FURGLAND	2L. POLYURETHANE TO COMPLY WITH 2004 IBC
13. POLYURETHANE OVER FURGLAND	2M. POLYURETHANE TO COMPLY WITH 2004 IBC
14. POLYURETHANE OVER FURGLAND	2N. POLYURETHANE TO COMPLY WITH 2004 IBC
15. POLYURETHANE OVER FURGLAND	2O. POLYURETHANE TO COMPLY WITH 2004 IBC
16. POLYURETHANE OVER FURGLAND	2P. POLYURETHANE TO COMPLY WITH 2004 IBC
17. POLYURETHANE OVER FURGLAND	2Q. POLYURETHANE TO COMPLY WITH 2004 IBC
18. POLYURETHANE OVER FURGLAND	2R. POLYURETHANE TO COMPLY WITH 2004 IBC
19. POLYURETHANE OVER FURGLAND	2S. POLYURETHANE TO COMPLY WITH 2004 IBC
20. POLYURETHANE OVER FURGLAND	2T. POLYURETHANE TO COMPLY WITH 2004 IBC
21. POLYURETHANE OVER FURGLAND	2U. POLYURETHANE TO COMPLY WITH 2004 IBC
22. POLYURETHANE OVER FURGLAND	2V. POLYURETHANE TO COMPLY WITH 2004 IBC
23. POLYURETHANE OVER FURGLAND	2W. POLYURETHANE TO COMPLY WITH 2004 IBC
24. POLYURETHANE OVER FURGLAND	2X. POLYURETHANE TO COMPLY WITH 2004 IBC
25. POLYURETHANE OVER FURGLAND	2Y. POLYURETHANE TO COMPLY WITH 2004 IBC
26. POLYURETHANE OVER FURGLAND	2Z. POLYURETHANE TO COMPLY WITH 2004 IBC

FRONT & SIDE TRASH ENCL. ELEV.
SHEET 00-00

DATE: 06-20-06

BY: [Signature]

DEVELOPED BY:

O'DONOGHUE'S

HAYDEN PEAK CROSSING

20469 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA87-DR-2004#6
REV: 6/26/2006Butler Design Group
Architects & Planners
6000 East Van Buren St.
Suite 300
Peoria, Arizona 85606
phone 602-667-6000
fax 602-667-7722



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

O'DONOGHUE'S PUB
HAYDEN PEAK CROSSING; PAD C

S.E.C. HAYDEN & THOMPSON PEAK
 SCOTTSDALE, ARIZONA

05131
 08.21.06

87-DR-2004#6
 REV: 6/26/2006



PAINT COLORS - BY DUNN EDWARDS



WOOD STAIN - BY DUNN EDWARDS



**ROOF TILE - BAJA MISSION TILE
BY REDLAND CLAY TILE**



STONE - BY CULTURED STONE

**PAD C
COLOR / MATERIAL PALETTE
HAYDEN PEAK CROSSING**

S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

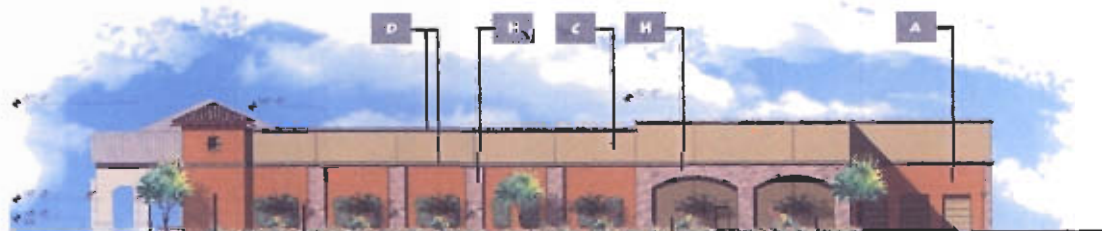
87-DR-2004#6
REV: 6/26/2006



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

FRY'S MARKETPLACE
NORTH SCOTTSDALE MERCADO

**S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA**

03093
06/18/05



87-DR-2004#6
REV: 6/26/2006

ATTACHMENT #7

Pederson
GALLERY INC.

PAINT COLORS - BY DUNK EDWARDS



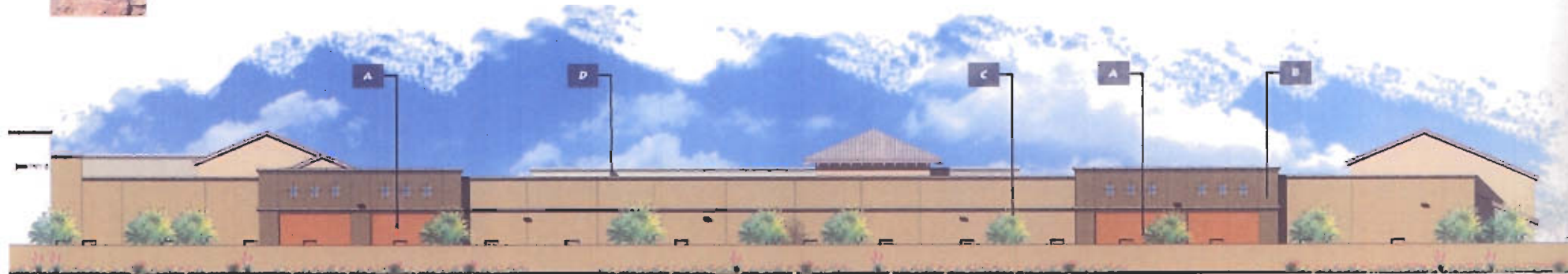
SOUTHWEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

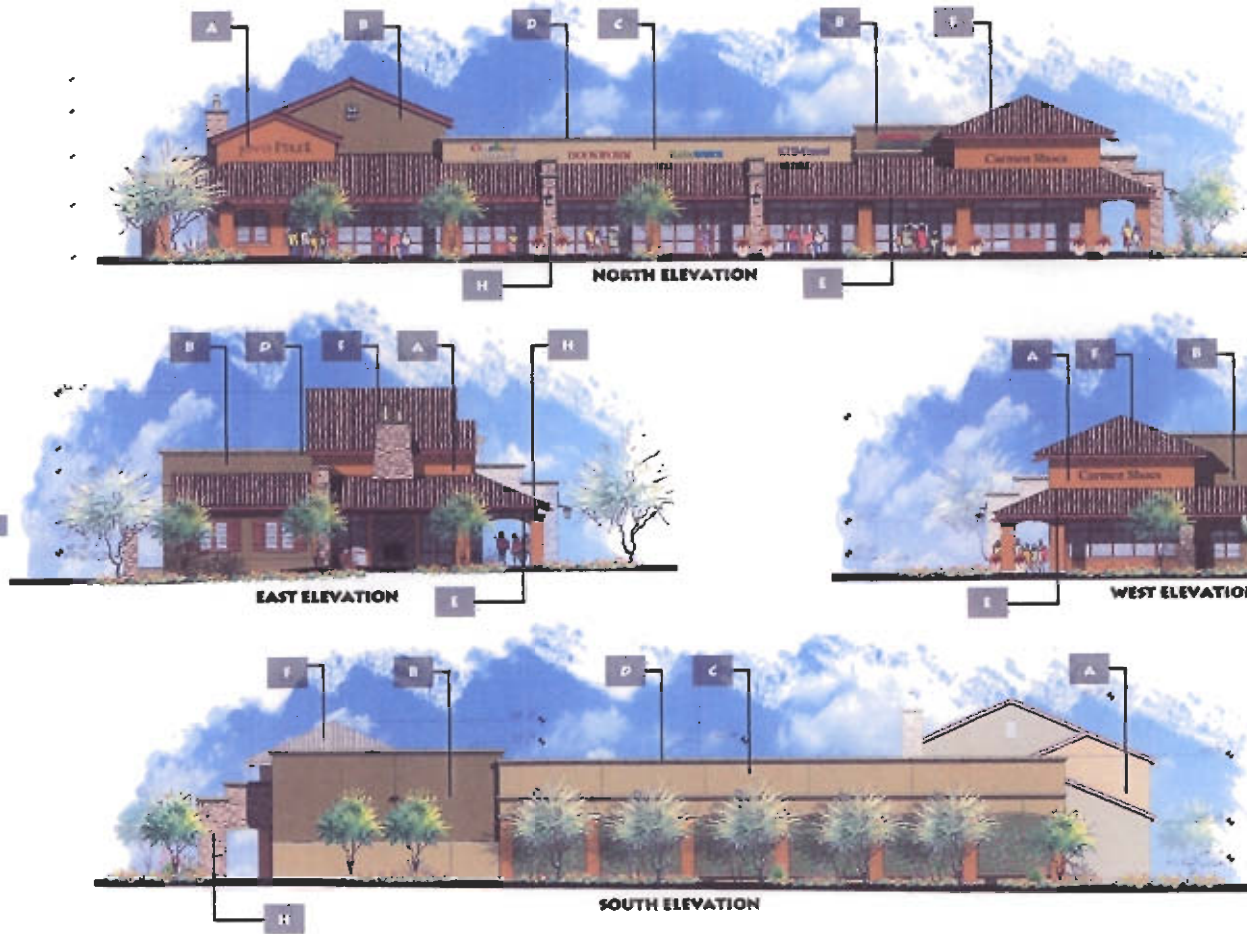
SHOPS A

NORTH SCOTTSDALE MERCADO

S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

03093
12/12/05

PAINT COLORS - BY DUNK EDWARDS



SHOPS B

NORTH SCOTTSDALE MERCADO

S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

0309J
12/12/05



SOUTH ELEVATION

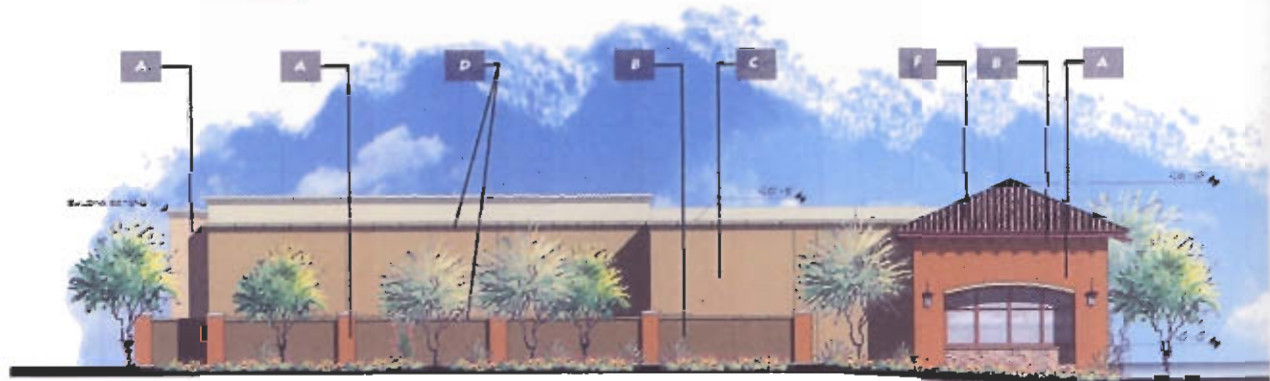


WEST ELEVATION



EAST ELEVATION

PAINT COLORS - BY DUKE EDWARDS



NORTH ELEVATION

SHOPS C

NORTH SCOTTSDALE MERCADO

S.E.C. HAYDEN & THOMPSON PEAK

SCOTTSDALE, ARIZONA

03093
12/12/05

Pederson
GROUP, INC.

Bd
Baker Design Studio, Inc.
OF ARCHITECT & INTERIOR



PAINT COLORS - BY DUNK EDWARDS



SHOPS D

HAYDEN PEAK CROSSING

S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

03093
12/09/03

Pederson
GROUP, INC.

Bd
Bd Group, Inc.
Bd Group, Inc.

Hayden Peak Crossing
Pad C
20469 N. Hayden
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS Shown

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS Class B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF Exist AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Odr Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Hayden Peak Crossing Pads C
87-DR-2004#6**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group with a staff receipt date of 6/26/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group with a staff receipt date of 6/26/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc. with a staff receipt date of 6/26/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The proposed faux windows shall be designed as windows with internal back lighting.
3. All window glazing shall be clear non-reflective.
4. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
5. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
6. All exterior conduit and raceways shall be painted to match the building.
7. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
10. Dooley wall fencing shall not be allowed.
11. All walls shall match the architectural color, materials and finish of the building(s).

OPEN SPACE:**DRB Stipulations**

12. At time of final plan submittal the applicant shall provide an updated Open Space Plan to show open space requirements for the overall center are being met with the development of this Pad space.

N.A.O.S.:**DRB Stipulations**

13. At time of final plan submittal the applicant shall provide an updated Natural Area Open Space Plan including full revegetation calculations to show N.A.O.S. requirements for the overall center are being met with the development of this Pad space.

LANDSCAPE DESIGN:**DRB Stipulations**

14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
15. Applicant shall revise the landscape plans at time of final plan review to show the proposed plant pots, plant species, and note method of irrigation for the plant pots that will be located in front of the shops and around the patio areas.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

16. The goose neck style lamps are not approved and shall be deleted from all plans and documents.
17. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
18. The individual luminaire lamp shall not exceed 250 watts.
19. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
20. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
21. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
22. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.0 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

23. With the Final Plans submittal, the applicant shall submit a parking summary for the overall center in order to demonstrate that the center complies with its parking requirement with the addition of this Pad space.
24. Bicycle parking shall be provided at this Pad space in accordance with its bicycle parking rate. With the Final Plans submittal, the plans shall show bicycle parking (rack) near the front door of the proposed building.
25. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

26. No exterior vending or display shall be allowed.
27. Flagpoles, if provided, shall be one piece, conical, and tapered.
28. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
29. Signs are not approved with this application. All signage require a separate permit.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB case(s) for the subject site were: 87-DR-2004, 46-ZN-1990, 46-ZN-1990#2.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 30. Drainage report By Erickson & Meeks Engineering with the COS receipt date of 5/12/06.
- 31. Copy of approved stormwater storage waiver dated 3/12/04.
- 32. Approved Basis of design for water and wastewater dated 10/13/04.
- 33. Site plan by Butler Design Group with a staff receipt date of 6/26/06.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 34. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 35. Demonstrate consistency with the approved master drainage plan and report.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 36. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 37. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to

the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. On 3/17/2004, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- (1) In lieu fee of \$312,000.00 to be collected prior to the issuance of building permit.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- F. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

DRB Stipulations

38. The developer shall provide a minimum parking-aisle width of 24 feet.
39. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- I. Bike parking is required to be provided near the building entrance.
- J. Sight distance easements shall be dedicated over sight distance triangles.
- K. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- L. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- M. Indemnity Agreements:
- (1) When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or

emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water /sewer easements necessary to serve the site.

REFUSE:

DRB Stipulations

40. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

41. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.

Ordinance

P. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

Q. Underground vault-type containers are not allowed.

R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

43. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
44. On-site sanitary sewer shall be privately owned and maintained.
45. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- U. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

46. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- V. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]